



**TOWN OF  
BRECKENRIDGE**

**Town Council Regular Meeting**  
Tuesday, November 28, 2023, 7:00 PM  
Town Hall Council Chambers  
150 Ski Hill Road  
Breckenridge, Colorado

THE TOWN OF BRECKENRIDGE IS HOLDING HYBRID MEETINGS. This meeting will be held in person at Breckenridge Town Hall and will also be broadcast live over Zoom. Login information is available in the calendar section of our website: [www.townofbreckenridge.com](http://www.townofbreckenridge.com).

If you will need special assistance in order to attend any of the Town's public meetings, please notify the Town Clerk's Office at (970) 547-3127, at least 72 hours in advance of the meeting.

**I. CALL TO ORDER, ROLL CALL**

**II. APPROVAL OF MINUTES**

A. TOWN COUNCIL MINUTES - NOVEMBER 14, 2023

**III. APPROVAL OF AGENDA**

**IV. COMMUNICATIONS TO COUNCIL**

A. PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)

B. BRECKENRIDGE TOURISM OFFICE UPDATE

C. BRECKENRIDGE SKI RESORT UPDATE

**V. CONTINUED BUSINESS**

A. SECOND READING OF COUNCIL BILLS, SERIES 2023

1. *COUNCIL BILL NO. 40, SERIES 2023 - AN ORDINANCE OF THE TOWN OF BRECKENRIDGE SETTING FORTH THE ANNUAL APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024*

**VI. NEW BUSINESS**

A. FIRST READING OF COUNCIL BILLS, SERIES 2023

1. *COUNCIL BILL NO. 41, SERIES 2023 - AN ORDINANCE CONCERNING THE LEASING OF THE BRECKENRIDGE PROFESSIONAL BUILDING*

B. RESOLUTIONS, SERIES 2023

C. OTHER

**VII. PLANNING MATTERS**

A. PLANNING COMMISSION DECISIONS

**VIII. REPORT OF TOWN MANAGER AND STAFF**

**IX. REPORT OF MAYOR AND COUNCIL MEMBERS**

- A. CAST/MMC (Mayor/Town Manager)
- B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE (Bergeron)
- C. BRECKENRIDGE TOURISM OFFICE (Carleton)
- D. BRECKENRIDGE HISTORY (Saade)
- E. BRECKENRIDGE CREATIVE ARTS (Rankin)
- F. CML ADVISORY BOARD UPDATE (Saade)
- G. CHILD CARE ADVISORY COMMITTEE (Beckerman)
- H. SOCIAL EQUITY ADVISORY COMMISSION (Saade)

**X. OTHER MATTERS**

**XI. SCHEDULED MEETINGS**

- A. SCHEDULED MEETINGS FOR NOVEMBER, DECEMBER, AND JANUARY

**XII. ADJOURNMENT**

**I) CALL TO ORDER, ROLL CALL**

Mayor Mamula called the meeting of November 14, 2023, to order at 7:00pm. The following members answered roll call: Todd Rankin, Carol Saade, Jeffrey Bergeron, Dick Carleton, Jay Beckerman, Kelly Owens and Mayor Eric Mamula.

**II) APPROVAL OF MINUTES**

**A) TOWN COUNCIL MINUTES – October 24, 2023**

With no changes or corrections to the meeting minutes of October 24, 2023, Mayor Mamula declared they would stand approved as presented.

**III) APPROVAL OF AGENDA**

Town Manager Rick Holman stated there were no changes to the agenda. Mayor Mamula declared the agenda approved as presented.

**IV) COMMUNICATIONS TO COUNCIL**

**A) PUBLIC COMMENT (NON-AGENDA ITEMS ONLY; 3-MINUTE TIME LIMIT PLEASE)**

Mayor Mamula opened Public Comment.

Dave Miller, Executive Director of Mountain Top Explorium, stated he is here to talk about the Explorium. He stated the children's museum and programs will be refreshed with an immersive Breckenridge experience theme. He also stated the signage is now in English and Spanish and all community members are welcome. He stated summer camp, after school and kids night out programs will continue and after school programs will be conducted at Breckenridge Elementary School and Upper Blue Elementary. He further stated the Explorium Fest will take place through December 2.

There were no additional comments and Mayor Mamula closed Public Comment.

**V) CONTINUED BUSINESS**

**A) SECOND READING OF COUNCIL BILLS, SERIES 2023 - PUBLIC HEARINGS**

**1) COUNCIL BILL NO. 38, SERIES 2023 - AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2024**

Mayor Mamula read the title into the minutes. Pam Ness, Revenue Manager, stated there were no changes to this ordinance from first reading.

Mayor Mamula opened the public hearing.

There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 38, SERIES 2023 - AN ORDINANCE SETTING THE MILL LEVY WITHIN THE TOWN OF BRECKENRIDGE FOR 2024. Council Member Rankin seconded the motion.

The motion passed 7-0.

**2) COUNCIL BILL NO. 39, SERIES 2023 - AN ORDINANCE AMENDING THE BRECKENRIDGE SALES TAX CODE PERTAINING TO THE DEFINITION OF SOFTWARE AS A SERVICE**

Mayor Mamula read the title into the minutes. Pam Ness stated there were no changes to this ordinance from first reading.

Mayor Mamula opened the public hearing.

There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve COUNCIL BILL NO. 39, SERIES 2023 - AN ORDINANCE AMENDING THE BRECKENRIDGE SALES TAX CODE PERTAINING TO THE DEFINITION OF SOFTWARE AS A SERVICE. Council Member Saade seconded the motion.

The motion passed 7-0.

**VI) NEW BUSINESS**

**A) FIRST READING OF COUNCIL BILLS, SERIES 2023**

- 1) COUNCIL BILL NO. 40, SERIES 2023 - AN ORDINANCE OF THE TOWN OF BRECKENRIDGE SETTING FORTH THE ANNUAL APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024

Mayor Mamula read the title into the minutes. Tracey Lambert, Senior Accountant, stated this ordinance would set an appropriation of funds for the 2024 budget.

Mayor Mamula opened the public hearing.  
There were no public comments, and the hearing was closed.

Council Member Bergeron moved to approve AN ORDINANCE OF THE TOWN OF BRECKENRIDGE SETTING FORTH THE ANNUAL APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024. Council Member Beckerman seconded the motion.

The motion passed 7-0.

- B) RESOLUTIONS, SERIES 2023
- C) OTHER
- 1) MOTION TO EXTEND BRECKENRIDGE GRAND VACATIONS VESTED DEVELOPMENT AGREEMENT

Chris Kulick, Planning Manager, stated this request would extend sections of the development agreement for Breckenridge Grand Vacations. He further stated the proposed motion would extend the provisions of section 2 for 6 months.

Mayor Mamula opened the public hearing. There were no comments and the public hearing was closed.

Council Member Carleton expressed his disappointment that he understood we had asked for \$100,000 in each period, and while he will vote for this, he believes the community is losing that money for childcare.

Council Member Bergeron moved to EXTEND BRECKENRIDGE GRAND VACATIONS VESTED DEVELOPMENT AGREEMENT. Council Member Beckerman seconded the motion.

The motion passed 7-0.

**VII) PLANNING MATTERS**

- A) PLANNING COMMISSION DECISIONS

Mayor Mamula declared the Planning Commission Decisions would stand approved as presented.

- B) 114 SOUTH MAIN STREET REDEVELOPMENT DECISION

Kirsten Crawford, Town Attorney, stated the Council needs to formally approve the development decision associated with the recent call-up hearing for this project.

Council Member Bergeron moved to approve the 114 SOUTH MAIN STREET REDEVELOPMENT DECISION, as called up from the Planning Commission Decisions. Council Member Beckerman seconded the motion.

The motion passed 7-0.

**IX) REPORT OF TOWN MANAGER AND STAFF**

Town Manager Rick Holman stated there was no report. Deputy Town Manager Shannon Haynes stated staff will be testing the Blue River Plaza holiday lights tonight. She also stated Town planners have been speaking to businesses about lighting requirements and staff will be communicating the lighting changes discussed by Council this afternoon. She also stated the next CAST meeting is coming up and to please let Peyton Rogers know if you would like to attend.

**X) REPORT OF MAYOR AND COUNCIL MEMBERS**

- A. CAST/MMC

No update.

**B. BRECKENRIDGE OPEN SPACE ADVISORY COMMITTEE**

Council Member Bergeron stated the meeting included updates on Peabody Placer, the Quandary Peak parking program, the proposed rerouting of the perimeter trail, and a packet with trail options presented by a group from Shock Hill that was also forwarded to Council. He further stated BOSAC is divided on the preferred route of that trail and will make a decision this winter.

Scott Reid clarified the Shock Hill maps were handed out at the meeting and staff will create a response in January that will include the maps.

**C. BRECKENRIDGE TOURISM OFFICE**

Council Member Carleton stated lodging is up 2% in booked room nights for this season, and winter events will take place December 2<sup>nd</sup>, including the dog parade and the Lighting of Breckenridge and the Santa Race. He also stated the Ullr Parade and Shot ski will be happening, and the Snow Sculpture Championships has 12 teams confirmed. Council Member Carleton stated the resident survey is out in Spanish and English and they are advertising it in the community.

**D. BRECKENRIDGE HISTORY**

No update.

**E. BRECKENRIDGE CREATIVE ARTS**

No update.

**F. CML ADVISORY BOARD UPDATE**

No update.

**G. CHILD CARE ADVISORY COMMITTEE**

No update.

**H. SOCIAL EQUITY ADVISORY COMMISSION**

Council Member Saade stated there are 8 applicants for 3 seats.

**XI) OTHER MATTERS**

Council Member Owens stated there was a large group of Venezuelans who recently settled in Carbondale and this may happen in other resort communities as well so we should be prepared if it does.

Council Member Carleton stated the neighbor by 114 South Main Street is concerned about the common border to her property with the new building and she would like to see if there is mitigation possible.

Council Member Beckerman stated there is concern in our hockey community about a European hockey incident involving a blade to the neck and they are discussing neck guards and the safety of our athletes, especially children. Council Member Carleton stated the national organization is strongly encouraging neck guards, but they will be difficult to find. He also stated Canada requires neck guards, and hopefully those will be required in the future.

Mayor Mamula thanked Council and staff for a nice going away celebration for himself (term limited), the retiring Town Manager and the other term-limited Council member.

**XII) SCHEDULED MEETINGS**

A) SCHEDULED MEETINGS FOR NOVEMBER, DECEMBER AND JANUARY.

**XIII) ADJOURNMENT**

With no further business to discuss, the meeting adjourned at 7:26pm. Submitted by Helen Cospolich, Municipal Services Director and Town Clerk.

ATTEST:

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Helen Cospolich, CMC, Town Clerk

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Eric S. Mamula, Mayor

DRAFT



# Memo

**To:** Breckenridge Town Council  
**From:** Tracey Lambert, Senior Accountant  
**Date:** November 22, 2023 (for the November 28<sup>h</sup> meeting)  
**Subject:** 2024 Budget Appropriation

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Please find attached the ordinance appropriating the funds required for the Adopted Budget 2024. The ordinance is submitted for the second reading.

The Operating Budget 2024 Expenditures, inclusive of transfers is \$209.3M and considers Personnel, Materials and Supplies, Charges for Services, Capital, Debt Services, Grants, and Transfers.

COUNCIL BILL NO. XX

Series 2023

**AN ORDINANCE OF THE TOWN OF BRECKENRIDGE SETTING FORTH THE ANNUAL APPROPRIATION FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2024, AND ENDING DECEMBER 31, 2024**

WHEREAS, at the direction of the Town of Breckenridge Council, the Town Manager has prepared and submitted a proposed budget for the fiscal year beginning January 1, 2024, and ending December 31, 2024 to the Town Council; and

WHEREAS, in accordance with the municipal charter, §10.5, a public hearing was held on October 24, 2023, at which time interested taxpayers were given the opportunity to file or register any objections to said proposed budget; and

WHEREAS, in accordance with the municipal charter, § 5.8, the Town Council hereby appropriates to the various funds as hereinafter stated to be used for the purpose for which these funds were created and exist.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE THAT:

1. Town Council hereby approves the ordinance appropriating expenditure of the Town of Breckenridge for the year beginning January 1, 2024, and ending December 31, 2024, to the various funds as hereinafter stated to be used for the purpose for which these funds were created and exist.

<b>FUND #</b>	<b>FUND NAME</b>	<b>2024 TOTAL EXPENSE APPROPRIATIONS</b>
001	GENERAL FUND	\$34,513,877
002	UTILITY FUND	\$8,264,135
003	CAPITAL FUND	\$30,967,105
004	MARKETING FUND	\$5,701,184
005	GOLF COURSE FUND	\$3,936,347
006	EXCISE TAX FUND	\$51,172,347
007	HOUSING FUND	\$24,231,644
008	OPEN SPACE ACQUISITION FUND	\$3,964,665
009	CONSERVATION TRUST FUND	\$55,000
010	GARAGE SERVICES FUND	\$7,303,924
011	INFORMATION TECHNOLOGY FUND	\$2,058,817
012	FACILITIES MAINTENANCE FUND	\$1,018,466
013	SPECIAL PROJECTS FUND	\$3,668,209

014	MARIJUANA FUND	\$672,361
015	CEMETERY FUND	\$28,600
016	CHILDCARE FUND	\$895,848
017	PARKING & TRANSPORTATION FUND	\$15,594,130
018	HEALTH BENEFITS FUND	\$5,200,000
019	SUSTAINABILITY FUND	\$2,616,606
020	ACCOMMODATION UNIT COMPLIANCE FUND	\$7,486,680

**\$209,349,945**

2. The amounts set forth above and in the annual budget of 2024 as approved by Resolution No. 19, Series of 2023, are hereby appropriated to the uses stated and the Town Manager has the authority to expend the amounts shown for the purposes stated.

3. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 14<sup>th</sup> day of November 2023. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the 28th day of November 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

ATTEST:

TOWN OF BRECKENRIDGE

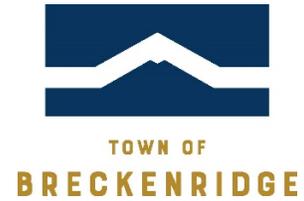
\_\_\_\_\_  
Helen Cospolich, Town Clerk

\_\_\_\_\_  
Eric Mamula, Mayor

APPROVED IN FORM

\_\_\_\_\_  
Town Attorney

\_\_\_\_\_  
Date



# Memo

To: Town Council  
From: Scott Reid, Deputy Town Manager  
Date: 11/15/2023 (for 11/28/23 Town Council meeting)  
Subject: Ordinance to Approve USBank Lease Renewal (First Reading)

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USBank is a reliable tenant in good standing seeking to renew their lease in the Breckenridge Professional Building. Per Town Code, a lease renewal for a duration of more than one year must be approved by ordinance.

Attached, please find the ordinance approving the Fourth Amendment to the USBank lease, which would renew the lease for two years (June 1, 2024 – May 31, 2026) with an annual cost escalation as outlined in the ordinance. USBank will also have the option to extend the lease term twice for a period of three (3) years each. All other lease provisions are proposed to remain the same.

Staff will be available Tuesday to answer any questions about this lease renewal.

COUNCIL BILL NO. \_\_

Series 2023

**AN ORDINANCE CONCERNING THE LEASING OF THE BRECKENRIDGE PROFESSIONAL BUILDING.**

WHEREAS, the Town owns the real property commonly known as the Breckenridge Professional Building located at 130 Ski Hill Road, Breckenridge, Colorado; and

WHEREAS, Section 1-11-4 of the Breckenridge Town Code requires that any lease of Town-owned real property the term of which is longer than one year must be approved and authorized by ordinance; and

WHEREAS, the Town Council desires to authorize the Town Manager to enter into leases at the Breckenridge Professional Building that have a term longer than one year, all as more fully set forth in this ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF BRECKENRIDGE, COLORADO:

Section 1. Town Council hereby approves the Fourth Amendment to the Lease (the "Amendment") between the Town of Breckenridge and U.S. Bank National Association, a national banking association ("Tenant").

Section 2. This ordinance shall be published and become effective as provided by Section 5.9 of the Breckenridge Town Charter.

INTRODUCED, READ ON FIRST READING, APPROVED AND ORDERED PUBLISHED IN FULL this 28th day of November, 2023. A Public Hearing shall be held at the regular meeting of the Town Council of the Town of Breckenridge, Colorado on the \_\_\_ day of \_\_\_\_\_, 2023, at 7:00 P.M., or as soon thereafter as possible in the Municipal Building of the Town.

TOWN OF BRECKENRIDGE, a Colorado  
municipal corporation

By: \_\_\_\_\_  
Eric S. Mamula, Mayor

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ATTEST:

\_\_\_\_\_  
Helen Cospolich, CMC,  
Town Clerk

## FOURTH AMENDMENT TO LEASE

THIS FOURTH AMENDMENT TO LEASE (the “Amendment”) is made as of \_\_\_\_\_, 2024, between the **Town of Breckenridge**, as successor in interest to Breckenridge Professional Building, LLC (“Landlord”) and **U.S. Bank National Association**, a national banking association (“Tenant”).

- A. Pursuant to the Lease Agreement dated as of May 7, 1997, First Amendment to Lease dated November 28, 2006, Second Amendment to Lease dated April 19, 2013, and Third Amendment to Lease dated November 25, 2020 (collectively, the “Lease”), Landlord leased to Tenant approximately 1,892 square feet of space in the Breckenridge Professional Building located at 130 Ski Hill Road, Breckenridge, Colorado, 80424, as more particularly described in the Lease (the “Premises”).
- B. Landlord and Tenant desire to amend the Lease to alter certain provisions thereof on the terms and conditions hereinafter set forth.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

- 1. **Lease Term.**
  - a. The Lease Term is hereby extended for a period of two (2) years commencing on June 1, 2024, and expiring on May 31, 2026 (the “Fourth Amendment Term”).
  - b. Tenant shall have two (2) options to extend the Lease Term for periods of three (3) years each. In order to exercise an option, Tenant shall give Landlord written notice not less than six (6) months prior to the end of the then current term. All terms and conditions shall remain the same during each extension term, with the exception of base rent which shall be as set forth in Section 3 below.
- 2. **Premises.** The parties agree that the Premises and the Building have been remeasured, and that effective as of June 1, 2024:
  - a. the Premises shall be deemed to contain 1,918 rentable square feet,
  - b. the Building shall be deemed to contain 17,489 rentable square feet.
  - c. Tenant’s Fraction of Operating Costs shall remain at 11%.
- 3. **Minimum Rent:** The Minimum Rent payable for the Second Amendment Term shall be payable as follows:

<u>Period</u>	<u>Monthly Minimum Rent</u>
06.01.2024 – 05.31.2025	\$5,434.33
06.01.2025 – 05.31.2026	\$5,597.36
06.01.2026 – 05.31.2027*	\$5,765.28
06.01.2027 – 05.31.2028*	\$5,938.24

06.01.2028 – 05.31.2029*	\$6,116.39
06.01.2029 – 05.31.2030*	\$6,299.88
06.01.2030 – 05.31.2031*	\$6,488.88
06.01.2031 – 05.31.2032*	\$6,683.54

\*if exercised pursuant to Section 1(b) above.

4. **Authority.** Landlord and Tenant each represents and warrants that it has all the necessary approvals and authority to enter into this Amendment and shall indemnify and hold each other harmless for any breach of this representation and warranty.

5. **No Existing Defaults.** Landlord and Tenant represent that there are currently no defaults by either party under the Lease.

6. **Counterparts.** This Amendment may be executed in two or more identical counterparts and delivered by facsimile or by .pdf or other comparable electronic format, with the same force and effect as if all required signatures were contained in a single, original instrument.

7. **Ratification.** All of the terms of the Lease, as amended hereby, are hereby ratified and confirmed.

8. **Defined Terms.** Unless otherwise stated, all capitalized words in this Amendment that are not normally capitalized shall have the meaning ascribed in the Lease.

*[Remainder of page intentionally left blank. Signature page follows.]*

WHEREFORE, Landlord and Tenant have executed this Amendment as of the date first above written.

**LANDLORD:**

Town of Breckenridge

By:

\_\_\_\_\_  
Shannon B. Haynes, Town Manager

ATTEST:

\_\_\_\_\_  
Helen Cospolich, CMC,  
Town Clerk

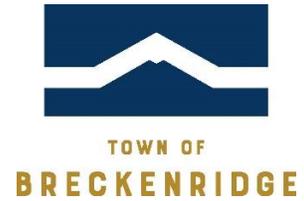
**TENANT:**

U.S. Bank National Association

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_



# Memo

**To:** Breckenridge Town Council Members  
**From:** Mark Truckey, Director of Community Development  
**Date:** November 22, 2023  
**Subject:** Planning Commission Decisions of the November 21, 2023 Meeting

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***DECISIONS FROM THE PLANNING COMMISSION MEETING, November 21, 2023:***

**CLASS A APPLICATIONS:** None.

**CLASS B APPLICATIONS:** None.

**CLASS C APPLICATIONS:** None.

**TOWN PROJECT HEARINGS:** None.

**OTHER:** None.

## PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 pm by Chair Leas.

### ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Susan Propper - <b>remote</b>
Ethan Guerra	Steve Gerard	Elaine Gort	

### APPROVAL OF MINUTES

With no changes, the November 7, 2023 Planning Commission Minutes were approved.

### APPROVAL OF AGENDA

With no changes, the November 21, 2023 Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No comments

### WORK SESSIONS:

#### 1. Historic Sheds

This item is in response to a concern voiced by Janet Sutterley on a few deteriorating historic sheds in Town. Staff has researched the topic since and would like to present findings to the Planning Commission. Ms. Muncy gave an overview of the current state of historic sheds and secondary structures within the Historic District and showed an interactive location map. The following specific questions were asked of the Commission:

1. Are there other options that the Commission suggests staff further evaluate?
2. Does the Commission have any additional comments?

#### *Commissioner Questions / Comments:*

Ms. Gort: Are owners limited to what they can use the sheds for? (Ms. Muncy: It depends on land use districts and zoning. For example, Dynamite Cookies is an historic shed but used as a cookie shop. Some are used as a secondary residence while others are used for storage and garages.) Is there a note of what the use is for each shed? (Ms. Muncy: The use is not noted, but the importance, condition, and type is listed.)

Ms. Propper: What is the distinction between well maintained and maintained? (Ms. Muncy: Well maintained has been improved, very good condition and upkeep by the owner. Maintained is just good condition.)

Ms. Gort: How do you know they are historic and not just a shed? (Ms. Muncy: Research using architectural inventory forms previously performed by a third party expert, which often include sheds. Larrisa O'Neil of Breckenridge History will be cross checking the historic status of each of the sheds. Some sheds were moved to their current location from elsewhere and we are attempting to confirm historic locations. This is a working map.)

Mr. Leas: Is there a distinction between sheds and garages which store automobiles? (Ms. Puester: We don't differentiate between sheds use. Historic sheds in Town were primarily constructed prior to automobile use but may have been converted to that use later with restoration and reuse. We could also call these "secondary structures.") (Ms. Muncy: Barns, sheds, cabins, and outhouses were the type categories used.)

Mr. Giller: We should compare these locations to Sanborn Maps to see if these have been moved from their historic location.

- Ms. Gort: What have other towns done regarding regulation for historic sheds? (Ms. Muncy: I have researched “demolition by neglect” ordinances in other towns but have not found anything specific to sheds. We are continuing to research this topic.)
- Ms. Propper: These sheds are important to the character of Breckenridge. Is there anything the Town can do to require these to be maintained? (Ms. Muncy: We are considering code changes to the landmarking regulations and possibly adding a demolition-by-neglect ordinance.)
- Mr. Guerra: The first step would be landmarking these and then stabilizing them? (Ms. Puester: Landmarking is voluntary. We could also create an ordinance to not allow for demolition by neglect which would be mandatory. If we go that route, it would require a code change. If going that route, landmarking would not be required just stabilization. Landmarking is helpful to property owners to be able to obtain tax credits and assistance from the State.) We could do landmarking or change the code, what are the pros and cons of those different paths? (Ms. Puester: Landmarking is voluntary but a code change to prohibit demolition by neglect would be mandatory for compliance. It is largely a political decision. We are concerned about the few sheds identified which require more immediate attention hence the potential partnership with Breck History in administering a grant program.)
- Mr. Leas: Can you speak more on demolition by neglect? What are the reasons for an owner to do this? (Ms. Puester: There are a multitude of reasons. Often it is lack of funding or desire to do something else on their property.)
- Mr. Frechter: Can owners remove these or remove materials if they wanted, if they are not landmarked? (Ms. Puester: I don’t believe they could remove the historic materials but we will look further into the details on that.)
- Ms. Gort: What determines if they are historic? (Ms. Muncy: Sheds prior to the Town’s period of historic significance of 1942.)
- Mr. Gerard: One of the first things we could do is reach out to owners with an informational campaign now that we have the inventory. This could help determine if we need to incentivize maintenance or have enforcement with penalties, depending upon owner support. One shed, behind the Starbucks, is a former residence. There is a great importance to that being preserved. There may be sheds in areas outside the historic district that also have significance.
- Ms. Gort: The historic museum on Main Street could also use some maintenance.

The work session was opened to public comment.

Lee Edwards: I have a design build firm in Town. A lot of the structures you are discussing I have touched over the decades. You asked if owners have been contacted, one of the red [poor condition] shed owners is aware, but you should contact all owners. A lot of these sheds are not in prime locations if restoration of the primary residence occurs; you should continue to allow moving of sheds if restoration occurs. What kind of financial numbers or financial incentives would the Council consider to help with preservation and restoration? (Ms. Puester: We will be taking this topic including a potential grant program concept to the Town Council in January. I do not have any financial numbers for the grants at this time.)

Larissa O’Neil, Breckenridge History: From the perspective of Breckenridge History we are willing to help in any way. These structures very much contribute to the character of Town. We would support creative ways to help homeowners preserve these structures in the future.

The public comment period was closed.

- Mr. Frechter: Maybe there is a campaign, “save our sheds”, maybe the Town funds the piece for stabilization. What about a competition? What is an interesting use or reuse for historic sheds? Overall, this would increase awareness. There are many uses, garbage, storage, and garage; if I had one I would make it a cigar lounge. Something like this could encourage awareness that preservation is needed.
- Ms. Gort: I think this is great. What about a coffee table book to spread awareness? “Sheds of Breckenridge.”
- Mr. Gerard: This is an important project. Once you become aware of the historical properties. “Save our sheds” is great, Town Council can do things like waiving density for historic sheds, waiving negative points, potential funding opportunities to make this work. The public would likely support this to preserve our history. We all see these sheds, if you read APA materials, demolition by neglect is an important issue around the country. People are more interested in waiting on the building to become irreparable to use the valuable land. That may be what is happening with the museum on Main Street. We should strengthen our demolition by neglect ordinance.
- Ms. Propper: No further comments.
- Mr. Guerra: No further comments.
- Mr. Giller: Jurisdictions streamline the ADU process by standardizing materials that could easily be approved. Preservation number one is a sound roof- I would urge direction on roof and foundation work we would readily accept for owners to facilitate rehabilitation in a way that is historically acceptable to the Town. Think about a kit of parts that are acceptable. These historic outbuildings are an important part of the cultural landscape and character defining features to the Breckenridge historic district. The historic preservation community nationally has raised awareness of the parts and pieces of a district; it’s the context. These outbuildings tell the story of how early settlers lived in Breckenridge.
- Mr. Leas: I too applaud the effort to raise awareness and make this an issue. Often, items that don’t affect us directly are overlooked but this is important. The largest obstacle is financial. These are important to the history of Breckenridge and point to how people lived 100 years ago in Breckenridge.
- Mr. Frechter: It may be easier to persuade upkeep of the sheds if there is an intended use. (Ms. Muncy: Most of these structures that had a use besides storage were notably in a well-maintained condition.)
- Ms. Puester: We are planning to take this to Council in January for an update. In the meantime, we will be considering what demolition by neglect means to us and potentially considering a code amendment in the future.
- Lee Edwards: Possibly a financial incentive could be a loan of some sort to take care of the cost for owners.
- Ms. Puester: Two sheds are considered in danger of being lost currently; we may be more encouraging with those owners to start quickly with maintenance and preservation.

**OTHER MATTERS:**

1. Town Council Summary

**ADJOURNMENT:**

The meeting was adjourned at 6:24 pm.

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Mark Leas, Chair



**TOWN OF BRECKENRIDGE**  
**TOWN COUNCIL**

**Scheduled Meetings**

**Shading indicates Council required attendance – others are optional**

*The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.*

**November 2023**

**Tuesday, Nov. 28th, 2023**      **Council Chambers**      **Second Meeting of the Month**      **3:00 pm / 7:00 pm**

**December 2023**

December 2nd, 2023      Main Street      Lighting of Breck and Race of the Santas  
 December 7th - 9th, 2023      Main Street      ULLR Fest      All Day

**Tuesday, Dec. 12th, 2023**      **Council Chambers**      **First Meeting of the Month**      **3:00 pm / 7:00 pm**

**Other Meetings**

November 27th, 2023	Open Space & Trails Meeting	5:30pm
November 28th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
November 30th, 2023	Summit Stage Transit Board Meeting	8:15am
	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm
December 5th, 2023	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
December 6th, 2023	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	3:00pm
December 7th, 2023	NWCCOG Board Meeting	10:00am
December 11th, 2023	Open Space & Trails Meeting	5:30pm
December 12th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	10:30am
December 13th, 2023	Breckenridge Heritage Alliance	Noon
December 14th, 2023	I-70 Coalition	1:00pm
	Upper Blue Sanitation District	5:30pm
December 15th, 2023	Breck Create	3:30pm
December 18th, 2023	Social Equity Advisory Commission	7:30am
	Summit Combined Housing Authority	9:00am
December 19th, 2023	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
December 26th, 2023	Board of County Commissioners Meeting	9:00am / 1:30pm
December 28th, 2023	Summit Stage Transit Board Meeting	8:15am
	Breckenridge Tourism Office Board Meeting	8:30am
	RW&B Board Meeting	3:00pm



## Scheduled Meetings

**Shading indicates Council required attendance – others are optional**

*The Council has been invited to the following meetings and events. A quorum may be in attendance at any or all of them.*

January 2nd, 2024	Board of County Commissioners Meeting	9:00am
	Planning Commission Meeting	5:30pm
January 3rd, 2024	Police Advisory Committee	7:30am
	Breckenridge Events Committee	9:00am
	Childcare Advisory Committee	10:00am
January 9th, 2024	Board of County Commissioners Meeting	9:00am / 1:30pm
	Workforce Housing Committee	10:30am
January 10th, 2024	Breckenridge Heritage Alliance	Noon
January 11th, 2024	Upper Blue Sanitation District	5:30pm
January 16th, 2024	Board of County Commissioners Meeting	9:00am
	Liquor & Marijuana Licensing Authority	9:00am
	Planning Commission Meeting	5:30pm
January 22nd, 2024	Social Equity Advisory Commission	7:30am
TBD	Tourism Overlay District Advisory Committee Meeting	10:30am
	Transit Advisory Council Meeting	8:00am
	Water Task Force Meeting	9:30am
	QQ - Quality and Quantity - Water District	10:00am
	Summit Combined Housing Authority	9:00am